

To: The Members of the Judiciary Committee

Testimony of Michael Caravella
to the Judiciary Committee
March 29, 2012
in FAVOR of **HB5536**

I support HB5536, except that we would like to see more provisions in this bill to better protect unit owners. I would like to see mandatory background checks for all property managers as is the case in the new banking statute SB1109. Given the extent of financial responsibility a property manager has, there is a need for more teeth in this bill. Also, in light of recent news of property manager misconduct involving, in some cases, very experienced property managers, who have effectively stolen money from associations, it is important for you to support this bill and add to the bill the additional security of background checks. **All managers who are paid** should be subject to the same certification, training and background checks **no managers should be omitted under any grandfather clause.** **Managers should also face jail time and fines that supercede any money that was stolen to repay the association for all it's losses including attorneys fees & any overage can go to the state.**

Thank you,

Michael Caravella